

**CITY OF PIEDMONT
MEETING OF THE PIEDMONT PLANNING COMMISSION
GEORGE FINA MUNICIPAL BUILDING - 314 EDMOND ROAD NORTHWEST
Monday, August 7th, 2023 at 6:00 pm**

1. **CALL TO ORDER** - Chairman
2. **ROLL CALL** - City Clerk or City Secretary
3. **CONSENT AGENDA** - All items on the consent agenda are non-controversial and may be approved by one motion for items.
 - A. Approval of Regular Meeting Minutes on July 3rd, 2023.
4. **HEARING OF CITIZENS**- Topics to include those items *not listed in the agenda*.
5. **BUSINESS ITEMS** –

OPEN/CLOSE PUBLIC HEARING

- A. Discussion, consideration, and possible action on an amendment to the Planned Unit Development (PUD) Design Statement for Haven I to include the following Section:

9.18 EDMOND ROAD RECONSTRUCTION PROJECTS

The developer agrees to pay an impact fee totaling \$50,000 for Edmond Road reconstruction projects. This amount is derived based on impacts for repaving, road repairs, or maintenance directly attributable to damage to the roads and required upkeep due to the Haven I development traffic. The sum may be divided into fifty-five (55) payments, which is the total number of new residential and commercial building permits to be issued in the development. Each new building permit will be charged a fee of \$909. The funds collected are to be used solely for the purpose of Edmond Road reconstruction projects.

This application is submitted by Boo Real Estate for the following described property:

A PART OF SECTION TWENTY-NINE (29), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89°32'36" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 A DISTANCE OF 823.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°32'36" WEST A DISTANCE OF 495.15 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°05'32" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1319.53 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°30'51" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 495.16 FEET; THENCE SOUTH 00°05'32" WEST A DISTANCE OF 1319.78 FEET TO THE POINT OF BEGINNING. CONTAINING 653,397 SQUARE FEET OR 15.0000 ACRES, MORE OR LESS.

MOTION

OPEN/CLOSE PUBLIC HEARING

- B. Discussion, consideration, and possible action on an application for a Planned Unit Development (PUD) Design Statement (for a Commercial and Single-Family Residential District) for Haven II submitted by JARR Real Estate LLC for the following described property:**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN CANADIAN COUNTY, OKLAHOMA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4 SE/4; THENCE S 89° 32' 36" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 478.04 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUING S 89° 32' 36" W ALONG SAID SOUTH LINE A DISTANCE OF 107.91 FEET; THENCE N 00° 05' 32" E A DISTANCE OF 365.07 FEET; THENCE N 89° 54' 28" W A DISTANT OF 237.90 FEET; THENCE N 00° 05' 32" E A DISTANCE OF 952.44 FEET TO THE NORTH LINE OF SAID SE/4 SE/4; THENCE S 89° 30' 51" E ALONG SAID NORTH LINE A DISTANCE OF 474.21 FEET; THENCE S 00° 01' 02" W A DISTANCE OF 957.22 FEET; THENCE N 89° 54' 28" W A DISTANCE OF 130.00 FEET; THENCE S 00° 01' 02" E A DISTANCE OF 364.03 FEET TO THE POINT OR PLACE OF BEGINNING.

MOTION

6. NEW BUSINESS-

"New Business," as used herein shall mean any matter not known about or which could not have been reasonable foreseen prior to the time of posting. (25 O.S. 311 a9)

7. ADMINISTRATION REPORT-

8. COMMISSIONER'S COMMENTS-

9. ADJOURN- Chairman

All regular meetings of the City Council of Piedmont for the 2023 calendar year were set on December 1st, 2022. This agenda was posted at the Piedmont Civic Center – Front door, as of August 3rd, 2023. The above Agenda was posted on the City of Piedmont Website as of August 3rd, 2023 at 5:00pm.

In reviewing and responding to any agenda item, the Planning Commission may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, Planning Commission may refer the matter to the City Manager, to the Municipal Counselor, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely.

Jennifer Smith, City Clerk